

standards and specifications of the Pennsylvania Clean Streams Law, P.L. 1987 of 1937 (Purdons 35 PS 691.1 et seq.) as revised, Chapter 102; reference the Pennsylvania Department of Environmental Resources' Soil Erosion and Sedimentation Control Manual, as revised 1 June 1975.

D. The Applicant shall ensure compliance with the appropriate specifications which are noted in the Centre County Conservation District Erosion and Sedimentation Control Handbook, 1974 Edition.

414. Sewage Disposal

A. In all cases sewage disposal shall be approved by the certified Municipal Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Resources after submission of the appropriate Sewage Disposal Report (see Appendix No. 4) by the Applicant and recommendation by the affected Municipality and/or local sewer authority.

B. Whenever connection to public sewerage is feasible, sanitary sewers shall be installed and connected to such sewerage system. In those areas presently served by on-lot sewage disposal but which are proposed to be served by municipal sewerage within two (2) years, capped sewers may be required if recommended by the Municipality, or other local responsible agency and/or the Pennsylvania Department of Environmental Resources.

C. Plans for off-lot community sanitary sewer systems (public or private) must be designed by an Engineer and approved by the Engineer of the local sewer authority, the Municipal Engineer, and/or the County Engineer, the Municipality and the Pennsylvania Department of Environmental Resources.

D. Where sewage treatment is proposed as a community sewage system using package treatment or subsurface disposal, the design must be completed by an Engineer in compliance with the Pennsylvania Sewage Facilities Act, No. 537 of 1966, as amended, and be approved by the Municipal Engineer and/or County Engineer and the Department of Environmental Resources. In addition, the Applicant must submit such agreements or covenants as deemed necessary by the County and/or Municipal Solicitor

and the Pennsylvania Department of Environmental Resources to guarantee maintenance of said systems. This agreement or covenant must be referred to on the approved Subdivision or Land Development Final Plan and in all deeds for lots, parcels or tracts within said Subdivision or Land Development.

E. Where on-lot sewage disposal is proposed, the Sewage Disposal Report, when required, must include a complete description of all soil log test pits performed on the property completed by a soil scientist, certified sewage enforcement officer, or other equivalent professional deemed acceptable by the Commission. Soil tests must be performed on all lots, parcels or tracts within the Subdivision and Land Development, where appropriate. Percolation tests may be required to establish or verify a site's suitability for on-lot sewage disposal.

F. The Final Plan for all Subdivision or Land Developments shall note the type of sewage disposal to be utilized and in the case of on-lot disposal shall state and identify:

1. All soil log test pits which are generally suitable for subsurface sewage disposal;
2. All soil log test pits which are not suitable for any type of subsurface sewage disposal;

Note: All soil log probes tested shall be indicated on the plan.

3. In the case where only a small portion or portions of an entire lot, parcel or tract is found generally suitable for subsurface sewage disposal, notations to that effect will be required.

4. The Sewage Disposal Review Block must be delineated on the Final Plan and completed by the local Municipal Sewage Enforcement Officer.

Note: When lots are proposed that exceed ten (10) acres in size, the Commission will reserve the right to waive the above requirement and request similar notation based on USDA Soil Mapping; as referenced in the Soil Survey of Centre County, issued August, 1981.

415. Stream Encroachments

A. Anyone who desires to do work in the waters of the United States and/or in adjacent wetlands may have to obtain permits from the U.S. Army Corps of Engineers (Baltimore District) before beginning work.

The U.S. Army Corps of Engineers is responsible for the administration and enforcement of certain Federal laws such as Section 404 of the Clean Water Act and Section 10 of the River and Harbor Act of 1899. Activities such as construction of piers and bulkheads, dredging operations, deposition of fill material, channelization, and similar work require evaluation and approval of plans by the Corps of Engineers.

Note: For further information consult the Regulatory Functions Branch, U.S. Army Corps of Engineers, Baltimore District -- mailing address and phone number is available in the office of the Centre County Planning Commission.

B. The Pennsylvania Department of Environmental Resources (DER) has similar regulations defined in the Dam Safety and Encroachments Act (25 Pa. Code, Section 105.1) primarily dealing with bridges and culverts. These regulations pertain to various dams and to water obstructions, including but not limited to any dike, bridge, culvert, wingwall, fill, pier, wharf, embankment, abutment or other structure located in, along or across any watercourse, floodway or body of water.

Similar to the above, anyone who desires to do work in, along or across any watercourse, floodway or body of water located in the Commonwealth of Pennsylvania may have to obtain permits from DER prior to beginning work.

C. The Applicant shall ensure compliance with the appropriate specifications of the above regulations, as evidenced by submission to the staff of written notification from the applicable regulatory body and a copy of the required permit, where applicable.

416. Water Supply

A. The Applicant shall submit all necessary plans and specifications which shall accurately portray the entire water supply system including the facilities related to the sources, storage and distribution.

B. The Applicant shall provide public water service to all lots in all areas where public water is available and where the responsible water agency determines it can serve the proposed lots.

C. The proposed water system must be reviewed by the responsible local water agency and be found acceptable. In addition, approval of the system by the County and/or Municipal Engineer must be obtained.

D. In Subdivisions or Land Developments utilizing on-lot or a community water supply, the Commission reserves the right to require the Applicant to drill a test well for establishment of water quality and/or quantity in that area. Test results may be forwarded to the Pennsylvania Department of Environmental Resources for review and comment.

E. Fire hydrants must be installed as an integral part of any public or community water supply system and placed no more than one thousand (1000) feet apart. For Major Residential Subdivisions and other Land Developments not connected to a public or community water supply system, the Commission may require that adequate provision be made for fire protection.

1. To assure adequate quantities of water, all water distribution systems shall meet, at a minimum, the requirements of the National Fire Protection Association as more fully described in the Association's publication entitled Fire Protection Handbook, Thirteenth Edition, 1969, Section 13 - Water Supplies and Services (See Appendix No. 5).

2. The responsible local fire company(s) shall be consulted to determine the appropriate type of fire hydrant and the proper placement of same.

417. Utilities

A. All utility easements, when located outside of the rights-of-way of streets, must be fifteen (15) feet wide or as otherwise determined by the responsible agency except that utility easements adjacent to street rights-of-way may be reduced to seven and one-half (7.5) feet.

B. Where necessary, utility easements may be required along rear or side lot lines.

418. Plan Specifications

A. All plans shall be legibly drawn to scale and shall follow the format required by the Staff. Copies submitted for review or approval may be reproduced by any means, including but not limited to sepias, blue line prints, and other commonly used methods of reproduction. These plans shall meet the size and scale requirements of the applicable sections of this Ordinance, or where not stated there, shall be at a scale of fifty (50) or one hundred (100) feet to the inch, or other suitable scale if approved by the Staff, and drawn on a sheet size from 18 x 24 inches to 42 x 48 inches.

B. The plan submitted for approval signatures and recording shall be drawn on or reproduced on a permanent transparent material such as mylar or linen with India ink or other medium which shall be legible in all respects. This plan shall be at the size required by the Centre County Recorder of Deeds Office and shall be accompanied by a fee, payable to the Recorder's office, to cover costs of reproducing the Plan to conform to the requirements of the Recorder's office.

Section 411. TABLE 1

LOT OR AREA REQUIREMENTS FOR RESIDENTIAL DWELLING UNITS

A. LOT OR AREA REQUIREMENT WITH OFF-SITE WATER AND OFF-SITE SEWER

<u>Housing Unit Type</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width at Building Line</u>
Single Family Detached Unit	8500 square feet	60 feet
Single Family Semi-Detached Unit	4250 sq.ft./unit x No. of Units + (see note 1)	60 feet
Single Family Attached Units	3000 sq.ft./unit x No. of Units + (see note 1)	60 feet
Two Family Detached Unit	4250 sq.ft./unit x No. of Units + (see note 1)	60 feet
Two Family Semi-Detached Unit	3000 sq.ft./unit x No. of Units + (see note 1)	60 feet
Two Family Attached Units	2000 sq.ft./unit x No. of Units + (see note 1)	60 feet
Multi-Family Detached Unit	3000 sq.ft./unit x No. of Units + (see note 1)	60 feet
Multi-Family Semi-Detached Unit	2000 sq.ft./unit x No. of Units + (see note 1)	60 feet
Multi-Family Attached Units	2000 sq.ft./unit x No. of Units + (see note 1)	60 feet

NOTE:

1. IN NO CASE SHALL THE MINIMUM LOT AREA BE LESS THAN 8,500 SQUARE FEET.

B. LOT OR AREA REQUIREMENT WITH EITHER OFF-SITE WATER OR OFF-SITE SEWER, BUT NOT BOTH

<u>Housing Unit Type</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width at Building Line</u>
Single Family Detached Unit	15,000 Square Feet	80 feet
Single Family Semi-Detached Unit	4250 sq.ft./unit x No. of Units + (see note 1)	80 feet
Single Family Attached Units	3000 sq.ft./unit x No. of Units + (see note 1)	80 feet
Two Family Detached Unit	4250 sq.ft./unit x No. of Units + (see note 1)	80 feet
Two Family Semi-Detached Unit	3000 sq.ft./unit x No. of Units + (see note 1)	80 feet
Two Family Attached Units	2000 sq.ft./unit x No. of Units + (see note 1)	80 feet
Multi-Family Detached Unit	3000 sq.ft./unit x No. of Units + (see note 1)	80 feet
Multi-Family Semi-Detached Unit	2000 sq.ft./unit x No. of Units + (see note 1)	80 feet
Multi-Family Attached Units	2000 sq.ft./unit x No. of Units + (see note 1)	80 feet

NOTE:

1. PLUS ADDITIONAL AREA REQUIRES FOR THE ON-SITE WATER OR ON-SITE SEWER SYSTEM IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES, AND IN NO CASE SHALL THE MINIMUM LOT AREA BE LESS THAN 15,000 SQUARE FEET.

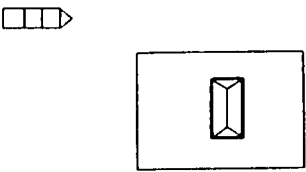
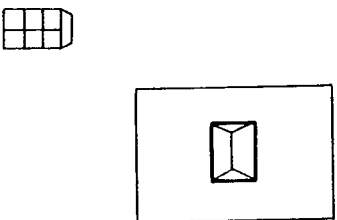
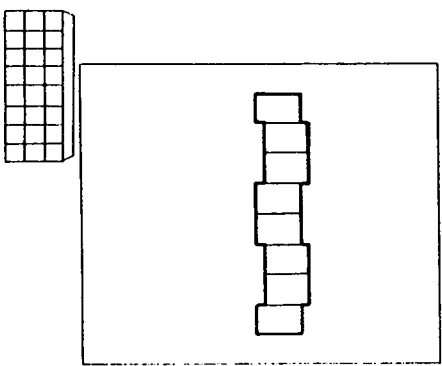
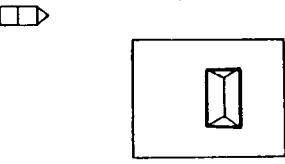
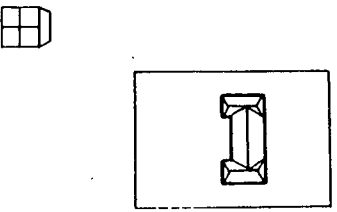
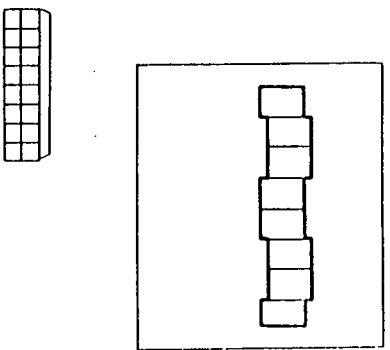
C. LOT OR AREA REQUIREMENT WITH ON-SITE WATER AND ON-SITE SEWER

<u>Housing Unit Type</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width at Building Line</u>
Single Family Detached Unit	30,000 Square Feet	100 feet
Single Family Semi-Detached Unit	4250 sq.ft./unit x No. of Units + (see note 1)	100 feet
Single Family Attached Units	3000 sq.ft./unit x No. of Units + (see note 1)	100 feet
Two Family Detached Unit	4250 sq.ft./unit x No. of Units + (see note 1)	100 feet
Two Family Semi-Detached Unit	3000 sq.ft./unit x No. of Units + (see note 1)	100 feet
Two Family Attached Units	2000 sq.ft./unit x No. of Units + (see note 1)	100 feet
Multi-Family Detached Unit	3000 sq.ft./unit x No. of Units + (see note 1)	100 feet
Multi-Family Semi-Detached Unit	2000 sq.ft./unit x No. of Units + (see note 1)	100 feet
Multi-Family Attached Units	2000 sq.ft./unit x No. of Units + (see note 1)	100 feet

NOTE:

1. PLUS ADDITIONAL AREA REQUIRED FOR THE ON-SITE WATER AND ON-SITE SEWER SYSTEM IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES, AND IN NO CASE SHALL THE MINIMUM LOT AREA BE LESS THAN 30,000 SQUARE FEET.

# Typical Examples of Housing Unit Types

	Detached Unit	Semi-detached Unit	Attached Units
Multi-Family			
Two-Family			
Single-Family	